

## **SECTION 8.05: "O" RECREATION ZONE**

(Added by Ord. No. 731, effective 10-13-60)

The following regulations shall apply in the "O" Recreation Zone:

### **USE**

**A.** No building or land shall be used and no building shall be hereafter erected or structurally altered, except for the following uses:

1. Any use permitted in the R-3, Multiple Family Zone.
2. Growing and harvesting of field crops, fruit and nut trees, vines, vegetables, horticultural specialties and timber and the operation of plant nurseries and greenhouses for producing trees, vines and other horticultural stock. (Amended by Ord. No. 1152, effective 8-10-67)
- 2.2 Raising and slaughter of rabbits and other fur-bearing animals. To determine the total number of said animals that can be raised, the total number of square feet in the entire property shall be divided by twelve thousand five hundred (12,500). If the quotient is not a whole number, it shall be increased to the next higher whole number. Said quotient shall then be multiplied by twenty-four (24) and the product is the number of said animals that can be raised on the property. In addition, any offspring of the animals allowed under this paragraph may be retained until they are weaned. (Added by Ord. No. 1152, effective 8-10-67)
- 2.4. Raising and slaughter of poultry. To determine the total number of poultry that can be raised, the total number of square feet in the entire property shall be divided by twelve thousand five hundred (12,500). If the quotient is not a whole number, it shall be increased to the next higher whole number. Said quotient shall then be multiplied by twenty-four (24) and the product is the number of said poultry that can be raised on the property. (Added by Ord. No. 1152, effective 8-10-67)
- 2.6. Raising of sheep, goats, horses, mules, bovine animals, and other similar domesticated quadrupeds subject to the following restrictions: (Added by Ord. No. 1152, effective 8-10-67)
  - a. None of the aforementioned animals may be raised if there is less than twelve thousand five hundred

(12,500) square feet in the entire property.

- b. One (1) of the aforementioned animals may be raised if there is twelve thousand five hundred (12,500) square feet in the entire property and one (1) additional animal may be raised for each additional full twelve thousand five hundred (12,500) square feet in the property. Any offspring of the animals allowed under this sub-paragraph may be retained until they reach the normal age of weaning.
  - c. No feed lots may be maintained.
  - d. No swine are permitted.
- 3. Apartment Hotel
  - 4. (Repealed by Ord, No. 1527, effective 10-12-72)
  - 5. Electric Distribution Substation
  - 6. (Repealed by Ord. No. 1528, effective 10-12-72)
  - 7. Grocery store
  - 8. Guest ranch
  - 9. Ice storage house of not more than 5-ton storage capacity
  - 9.5 Mobilehome for use by caretaker or nightwatchman of a commercial use when located on the same lot or parcel as the commercial use or lot contiguous to the lot on which the commercial use is located. (Added by Ord. No. 2299, effective 1-17-80)
  - 10. Motel
  - 11. Off-street parking and loading spaces (see Section 15)
  - 12. Parking lot
  - 13. (Repealed by Ord. No. 1528, effective 10-12-72)
  - 14. Post Office

- 14.2 Real Estate Offices (Added by Ord. No. 1660, effective 12-7-73)
15. Resort
16. Restaurant (excluding dancing or entertainment)
17. Retail sales of sporting goods, boats, boat motors, boat trailers, trailer coaches and their repair, rental and storage.
18. Retail stores and offices incidental to and located on the site of a hotel, motel, resort, restaurant or guest ranch.
19. Service station, provided that all operations except the sale of gasoline or oil shall be conducted within a building enclosed on at least three (3) sides.
20. Telephone Exchange
21. (Repealed by Ord, No. 1149, effective 7-27-67)
22. Tourist Court
23. Incidental and accessory structures and uses located on the same site with and accessory for the operation of a permitted use.
24. Identification signs or signs pertaining to a permitted use conducted on the site, with aggregate area of not more than one-half (1/2) square foot for each one (1) foot of frontage of the site, but not more than one hundred (100) square feet; provided, however, that if a site has less than forty (40) feet of frontage, the signs may have an aggregate area of not more than twenty (20) square feet. Only one side of each sign shall be considered in determining the aggregate areas of signs permitted in this zone. No sign shall project above the eave or parapet line of the nearest building on the premises and no sign shall be located in or project into a required front, side or rear yard. No sign shall be directly illuminated and any lights installed to indirectly illuminate a sign shall be shielded so as to deflect direct rays from public roadways and adjacent properties.
25. One (1) unlighted sign not exceeding six (6) square feet in area pertaining only to the sale, lease or hire of only the particular building, property or premises upon which

displayed.

<b>HEIGHT</b>	<b>B.</b>	No building hereafter erected or structurally altered shall exceed thirty-five (35) feet to the uppermost part of the roof except as provided in Sections 15 and 16
<b>FRONT YARD</b>	<b>C.</b>	Same as R-3, Multiple Family Zone.
<b>SIDE YARD</b>	<b>D.</b>	Same as R-3, Multiple Family Zone.
<b>REAR YARD</b>	<b>E.</b>	Same as R-3, Multiple Family Zone.
<b>LOT AREA</b>	<b>F.</b>	The minimum lot area shall be ten thousand (10,000) square feet.
<b>COVERAGE</b>	<b>G.</b>	The maximum site area covered by structures shall be twenty (20) percent of the total area of the site.
<b>DISTANCE BETWEEN STRUCTURES</b>	<b>H.</b>	The minimum distance between a structure used for human habitation and a pen, coop, stable, barn, corral, or other structure housing livestock or poultry shall be forty (40) feet. (Added by Ord. No. 1152, effective 8-10-67)